

# MMA GROUP LLC

## SECTION 24, T3S, R6E

### PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN CONDITIONAL USE PERMIT APPLICATION

#### OWNER/APPLICANT

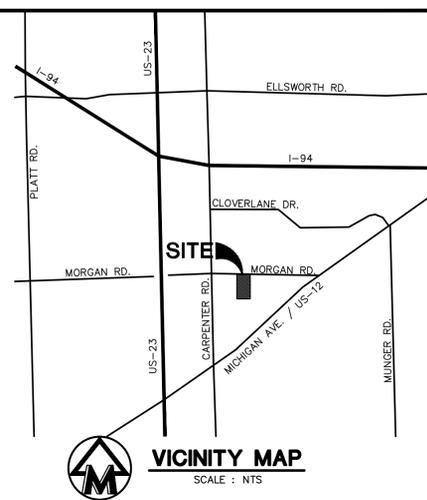
MMA GROUP LLC  
8495 MOON ROAD  
SALINE, MI 48176  
CONTACT: MICHAEL DROZDOWSKI  
734-961-6940

#### ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC  
3815 PLAZA DR.  
ANN ARBOR, MI 48108  
CONTACT: TED HIRSCH  
734-995-0200

#### LEGEND

838	EXIST. CONTOUR		EXIST. GATE VALVE IN BOX
838	PROP. CONTOUR		EXIST. GATE VALVE IN WELL
x836.2	EXIST. SPOT ELEVATION		EXIST. STORM SEWER
36.60x	PROP. SPOT ELEVATION		EXIST. CATCH BASIN OR INLET
U.P.	EXIST. UTILITY POLE		EXIST. SANITARY SEWER
U.P.	EXIST. UTILITY POLE W/ TRANS.		C/L OF DITCH
	GUY WIRE		DRAINAGE DIRECTION
	ELEC. TRANSFORMER		SIGN
	EXIST. OVERHEAD UTILITY LINE		SINGLE TREE
	EXIST. LIGHT POLE		TREE OR BRUSH LIMIT
	EXIST. ELECTRIC LINE		SILT FENCE
	EXIST. GAS VALVE		LIMITS OF DISTURBANCE
	EXIST. WATER MAIN		
	EXIST. HYDRANT		
	NUMBER OF STANDARD PARKING SPACES IN ROW		
	NUMBER OF BARRIER FREE PARKING SPACES IN ROW		



E. MORGAN ROAD (66' WIDE)

#### LEGAL DESCRIPTION

MLC L3021 P259 \*\*FROM 1224200054 08/19/94 PI 24-11L-1B-1 COM AT N 1/4 COR SEC 24, TH N 88-19-00 W 1443.13 FT ALONG C/L MORGAN RD TO POB, TH S 00-08-00 E 584.02 FT, TH N 88-19-00 W 397.06 FT, TH N 00-31-10 W 158.70 FT, TH S 88-19-00 E 15.05 FT, TH N 00-31-10 W 425.46 FT, TH S 88-19-00 E 385.95 FT TO POB. PT OF NW 1/4 SEC 24, T3S-R6E 5.22 AC.

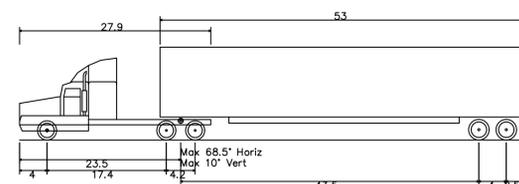
#### PROJECT NARRATIVE

THE PROPERTY LOCATED AT 4130 MORGAN ROAD CURRENTLY OPERATES WITH EXISTING LAND USES INCLUDING A MINOR VEHICLE REPAIR SHOP (APPROVED EXISTING CONDITIONAL USE) AND A WAREHOUSE FOR LIGHT MANUFACTURING (APPROVED BY-RIGHT USE). A CONDITIONAL USE PERMIT IS BEING REQUESTED TO ALLOW FOR THE SHORT TERM STORAGE/PARKING OF TRUCKS AT THE SOUTHEAST CORNER OF THE PROPERTY.

A VARIANCE FROM THE REQUIREMENTS OF SECTION 12.05.K OF THE PITTSFIELD TOWNSHIP ZONING ORDINANCE IS ALSO BEING REQUESTED. ITEM 2 OF SECTION 12.05.K. STATES THAT "ALL DRIVEWAYS AND PARKING LOTS SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT AND SHALL HAVE CONCRETE CURBING ON ALL SIDES...". THE APPLICANT PROPOSES TO USE THE EXISTING GRAVEL SURFACE AT THE SOUTHEAST CORNER OF THE SITE FOR TRUCK PARKING/STORAGE.

THE APPLICANT HAD PREVIOUSLY BEEN APPROVED TO CONSTRUCT A SECOND WAREHOUSE IN THE SOUTHEAST CORNER OF THE PROPERTY PER APPROVED SITE PLANS FOR C.S.P.A. 00-35, REVISED ON MAY 12, 2002 AND APPROVED ON MAY 20, 2002. THIS SECOND WAREHOUSE WAS NEVER CONSTRUCTED. AS PART OF THE APPROVED SITE PLANS, A FOREBAY WAS TO BE CONSTRUCTED AT THE SOUTHEAST CORNER OF THE STORMWATER DETENTION AREA. THIS FOREBAY NO LONGER HAS A VOLUME CAPACITY CONSISTENT WITH THE APPROVED PLANS. THE APPLICANT IS PROPOSING TO RE-ESTABLISH THIS FOREBAY TO PROVIDE AN EQUAL OR GREATER VOLUME AS COMPARED TO THE ORIGINALLY APPROVED PLANS.

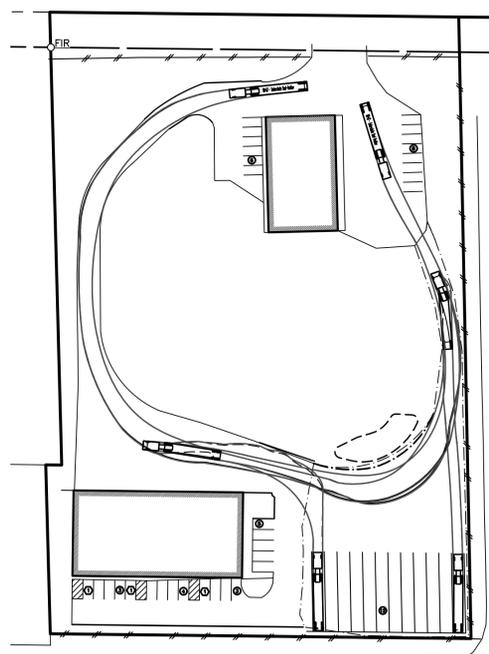
ZONING	EXISTING REQUIRED/PERMITTED	PROPOSED
AREA (ac)	1 AC MIN.	5.2 AC
GROSS PROVIDED (ac)	5.2 AC	5.2 AC
NET LOT AREA (ac)	4.9 AC	4.9 AC
USE	MINOR AUTO WAREHOUSE	MINOR AUTO WAREHOUSE
GROUND FLOOR AREA (SF)	19,800 SF	19,800 SF
TOTAL FLOOR AREA (SF)	19,800SF	19,800 SF
LOT COVERAGE	30% MAX. GROSS	8%
IMPERVIOUS SURFACE (SF)		106,606SF
	BITUMINOUS 56,477SF	56,477SF
	GRAVEL 30,329SF	30,329SF
	BUILDING 19,800SF	19,800SF
IMPERVIOUS SURFACE COVERAGE	60% MAX.	47%
LOT WIDTH	150' MIN	385.95'
SETBACKS	FRONT (NORTH) 50'	50'
	SIDE (EAST & WEST) 20' MIN/40' TOTAL	20'/40'
	REAR (SOUTH) 35'	35'
BUILDINGS	HEIGHT 45' / 2 STORY	<45' / 1 STORY
FLOOR AREA RATIO		0
PARKING SPACES		43
	CAR SPACES 33	33
	TRUCK SPACES NA	12



WB-67 - Interstate Semi-Trailer  
Overall Length 73.50ft  
Overall Width 8.50ft  
Overall Body Height 13.50ft  
Min Body Ground Clearance 1.334ft  
Max Track Width 8.50ft  
Lock-to-lock time 6.00s  
Max Steering Angle (Virtual) 28.40°

#### WB-67 TRUCK DETAIL

SCALE : NTS

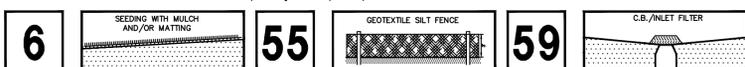


#### ALTERNATE WB-67 MANEUVERING

SCALE : 1"=80'

#### SOIL EROSION CONTROL MEASURES

t = temporary p = permanent



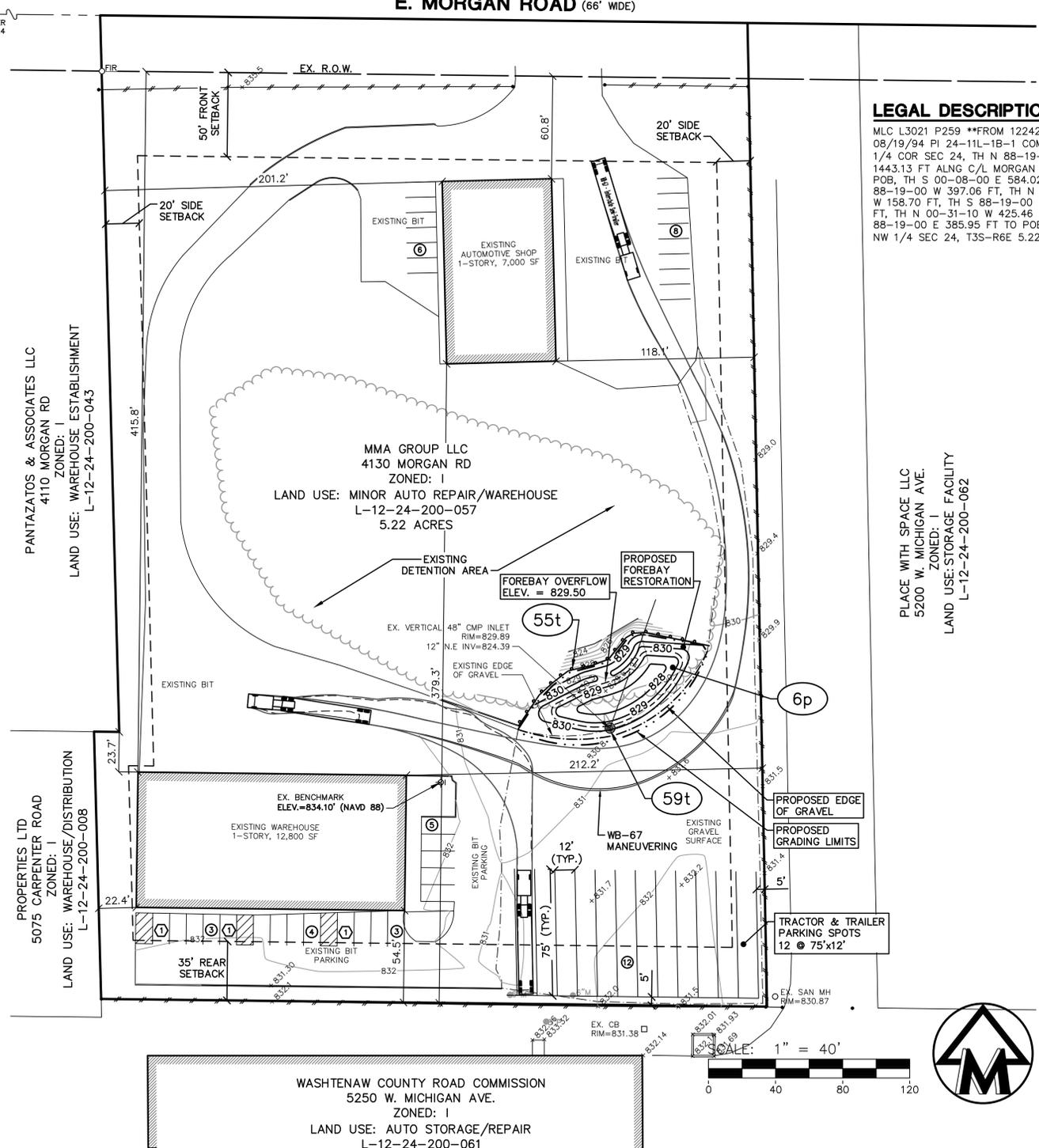
#### PROPOSED FOREBAY CALCULATIONS

Approved Forebay Volume (Approx. per Site Plan dated 5/12/02)

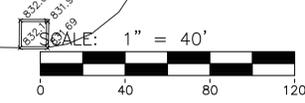
Elevation	Area (sq ft)	Depth (ft)	Volume (cu ft)	Cum. Volume (cu ft)
829.0	233	0	0	0
830.0	1,762	1	879	879
			Total Volume =	879

Proposed Re-Established Forebay Volume

Elevation	Area (sq ft)	Depth (ft)	Volume (cu ft)	Cum. Volume (cu ft)
828.0	524	0	0	0
829.0	1,328	1	895	895
829.5	1,789	0.50	775	1,672
			Total Volume =	1,672



WASHTENAW COUNTY ROAD COMMISSION  
5250 W. MICHIGAN AVE.  
ZONED: I  
LAND USE: AUTO STORAGE/REPAIR  
L-12-24-200-061



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 Wireless Communications • Transportation • Landfill Services

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**MMA GROUP LLC**  
 8495 MOON ROAD  
 SALINE, MI 48176  
 ATTN: MICHAEL DROZDOWSKI

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**MMA GROUP LLC**  
 CONDITIONAL USE PERMIT APPLICATION  
 CIRCULATION, GRADING, & SESC PLAN

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DATE: 12/19/2019  
 SHEET 1 OF 2  
 REV. DATE: CADD: MRB, TPH  
 ENG: TPH  
 PM: TPH  
 TECH: TPH  
 19259CPL

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**19259**  
 JOB No.

### SESC CONSTRUCTION NOTES

- ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE PITTSFIELD TOWNSHIP ORDINANCES, STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
- PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE SILT FENCE AND TEMPORARY INLET FILTERS SHOWN ON THE PLANS.
- BOTH INTERNAL AND EXTERNAL STREETS WILL BE CLEANED OF ANY MUD IMMEDIATELY FOLLOWING EACH MUD TRACKING OCCURRENCE.
- ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF FINAL GRADE.
- DITCHES, SWALES, AND OTHER AREAS THAT WILL CHANNEL CONCENTRATED RUNOFF MUST BE STABILIZED WITHIN 15 DAYS OF CONSTRUCTION.
- AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
- ESTIMATED 75 CY OF EXCAVATION; 0 CY OF FILL
- ESTIMATED COST OF SESC MEASURES DURING CONSTRUCTION: \$500
- ESTIMATED COST OF PROTECTING EXPOSED SOIL SURFACES SHOULD CONSTRUCTION DISCONTINUE: \$2,000
- PROJECT SCOPE DOES NOT INCLUDE THE REMOVAL OR ADDITIONAL OF ANY IMPERVIOUS SURFACES.

### PROGRAM PROPOSAL

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT, IF NECESSARY, OF ANY AND ALL OF THE PERMANENT SOIL EROSION CONTROL FEATURES ASSOCIATED WITH SEDIMENT AND SOIL EROSION CONTROL WITHIN THE DEVELOPMENT. THE FINANCIAL IMPLICATION OF SAID MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.

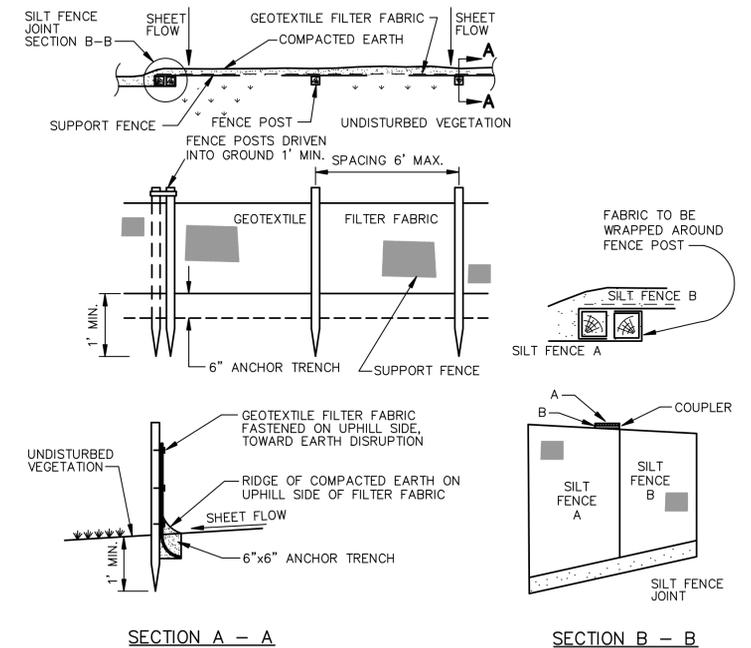
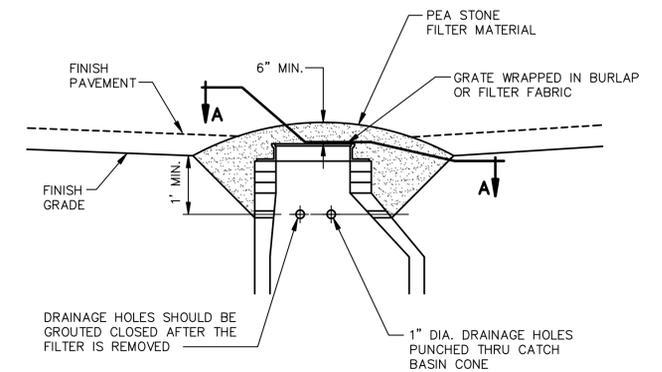
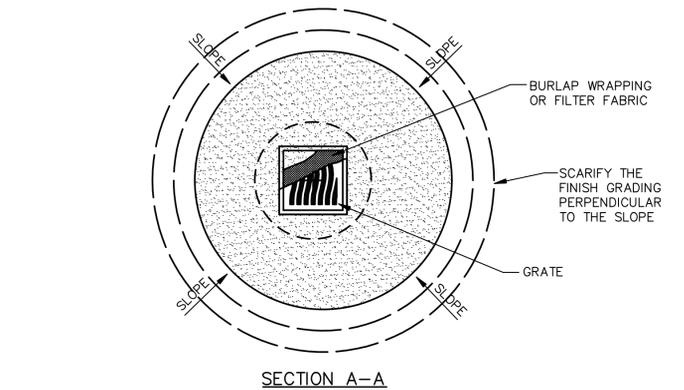
#### Maintenance Plan Budget

Annual inspection for sediment accumulation	\$100.00
Removal of sediment accumulation every 2 years as needed	\$500.00
Inspect for floatables and debris annually and after major storms	\$100.00
Removal of floatables and debris annually and after major storms	\$150.00
Inspect system for erosion annually and after major storms	\$100.00
Re-establish permanent vegetation on eroded slopes as needed	\$350.00
Inspect structural elements during wet weather every 2 years	\$150.00
Make structural adjustments or replacements as determined by inspection as needed	\$400.00
Have a professional engineer carry out emergency inspections upon identification of severe problems	\$200.00
<b>Total Annual Budget</b>	<b>\$2,050.00</b>

#### PERMANENT MAINTENANCE TASKS AND SCHEDULE

	Components							Schedule
	Pavement	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Swales/Ditches	Sediment Forebay		
Inspect for sediment accumulation		X	X		X	X		annually
Removal of sediment accumulation		X	X		X	X		every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	X		annually
Cleaning of floatables and debris		X	X	X	X	X		annually, as needed
Inspection for erosion					X	X		annually
Re-establish permanent vegetation on eroded slopes					X	X		as needed
Clean pavement	X							semi-annually

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING JANUARY 2020							
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES AS REQUIRED	■							
STRIP AND GRADE FOREBAY AREA	■							
PLACE SOIL EROSION CONTROL MATTING	■							
SEEDING				■				
CLEANUP SITE	■							



SILT FENCE DETAIL 55t  
NOT TO SCALE

